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June 19, 2006
Project No: 71219.02

Lisa Johnson
Nevada Division of Environmental Protection
Bureau of Corrective Actions
901 S. Stewart Street, Suite 4001
Carson City, Nevada 89701

Subject: **Addendum to Phase I Environmental Site Assessment**
APN 007-315-04
427 Evans Avenue
Reno, Nevada

Reference: *"Phase I Environmental Site Assessment, APN 007-315-04, 427 Evans Avenue, Reno, Nevada", dated May 17, 2006*

Dear Ms. Johnson:

This letter report presents the results of a subsurface metallic survey of the subject site performed as an addendum to the referenced Phase I Environmental Site Assessment (ESA). Based on the Phase I ESA findings, a potential underground storage tank (UST) fill port was located on the subject site. The survey was performed to assess the potential presence of a UST on the subject site. Kleinfelder performed the addendum activities in accordance with the scope of work dated May 31, 2006. The work was performed under the existing contract between Kleinfelder and the Nevada Division of Environmental Protection (NDEP) (Contract No. 06-015).

Background

During the preparation of the Phase I ESA, a four-inch pipe was identified on the west side of the structure on the subject site. At the time of the report, Kleinfelder was unable to determine the termination point and use of the pipe.

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The structure was barricaded and portions could not be accessed during the site visit. Based on the observed soil staining around the pipe, it was potentially a UST fill port. Additionally, documentation for replacement of a known, onsite UST was revealed during the Phase I ESA preparation. The replacement UST was reportedly removed, but no documentation was found. The purpose of the addendum was to assess the use of the pipe and assess the potential for the replacement UST to remain onsite. Kleinfelder proposed to perform a subsurface metallic survey in the vicinity of the pipe and former UST location.

Field Activities

On June 15, 2006, Kleinfelder obtained access to the previously inaccessible portion of the structure on the subject site. This portion of the structure consisted of a living space and two separate one-car garage spaces at the north end of the building. The living space showed evidence of fire damage, and the northernmost garage space contained an abandoned car. The previously identified four-inch port is located near the garage doors at the northwest end of the building. A second four-inch port was found inside the southern garage space.

Nevada Underground Location (NUL) performed a subsurface metallic survey in the vicinity of the fill ports. Based on the results of the survey, an apparently out-of-use heating oil UST is located under the building. The piping from the external (remote) fill port connects to the fill port in the garage, and the UST is located beneath the internal port. The bottom of the tank is approximately 10.5 feet beneath the concrete floor. The tank has a diameter of 5 feet, and approximately 8 inches of old heating oil remains inside. The orientation and exact dimensions of the tank could not be delineated, since metallic materials in the structure walls interfered with the survey equipment. It was also determined that a vent pipe seen on the roof of the building is associated with this UST.

A magnetic survey was also conducted outside of the building, in the area of the former UST's identified in the Phase I ESA. A total of four subsurface metallic anomalies were identified near the southeast corner of the structure. They were relatively small in size, with the largest being approximately 3 feet in diameter. None of these subsurface anomalies appears to be the UST formerly located in the vicinity. The approximate locations of the fill ports, UST, vent pipe, and subsurface metallic anomalies are shown on Plate 1, and photographs taken during the survey are shown on Plates 2 and 3.

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Conclusions and Recommendations

The additional field investigation conducted on June 15, 2006, confirmed the presence of a heating-oil UST beneath the structure located on the subject site. It is 5-feet in diameter, but the length, capacity, and orientation could not be determined. A small amount of oil is present in the UST.

Subsurface metallic anomalies were identified to the southeast of the structure, in the former UST area. Although they did not appear to be UST's, it may be beneficial to excavate this area in order to confirm the nature of these anomalies.

We appreciate the opportunity to provide these services to the NDEP. Should you have any questions regarding this letter report or wish to discuss the recommendations provided, please contact either of the undersigned at (775) 689-7800.

Sincerely,
KLEINFELDER, INC.

Phil Tousignant
Environmental Scientist

Joshua Fortmann, C.E.M. #1730, exp. 6/21/08
Project Geologist

PT:JPF:am

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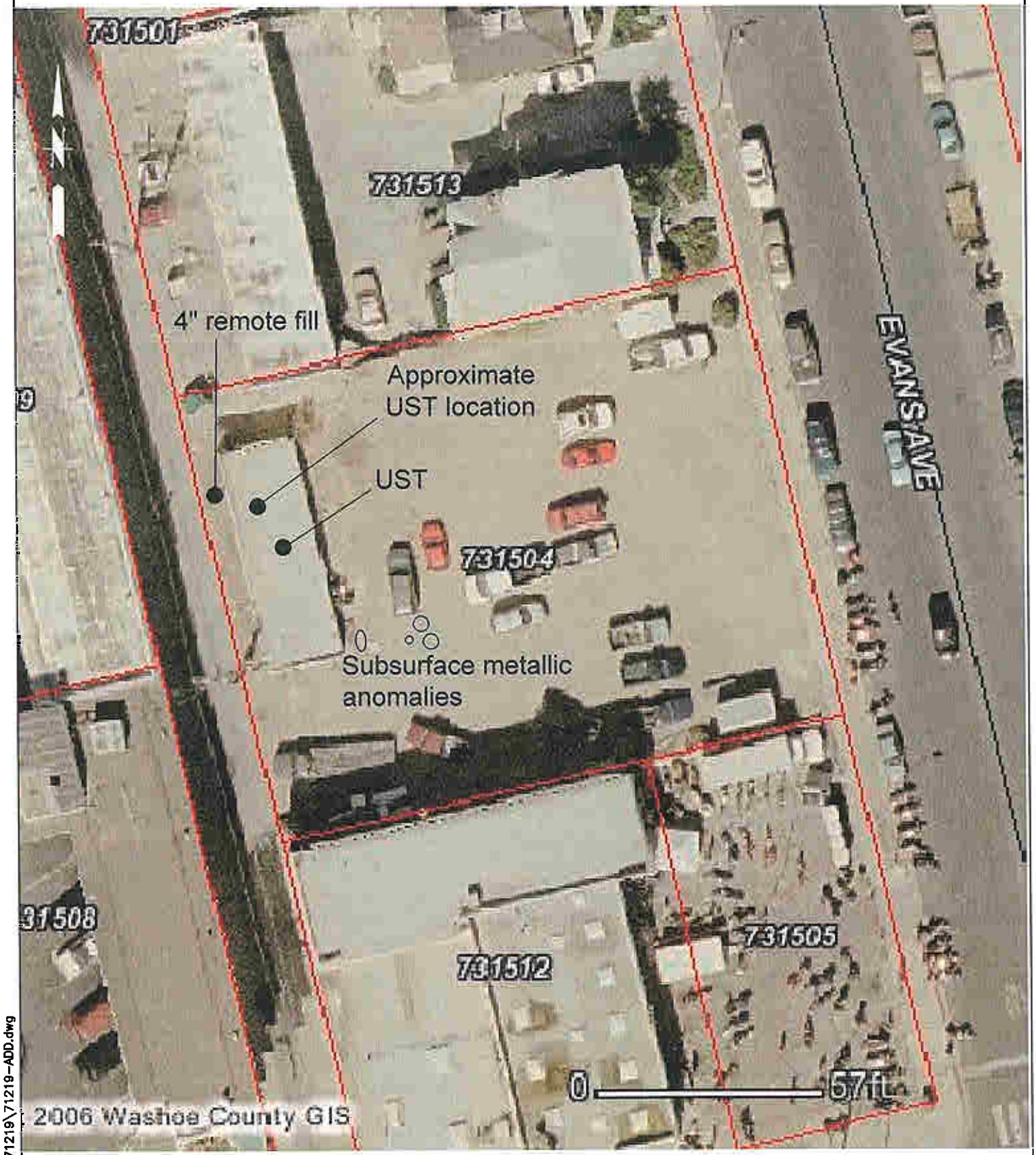

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SITE MAP

PHASE I ESA ADDENDUM
427 EVANS AVENUE
RENO, NEVADA 89501

PLATE
1

CAD FILE: L:\2006\DRAFTING\71219\71219-ADD.dwg

Fill port and UST location, in garage.

Subsurface metallic anomalies, southeast of structure.

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PHOTOGRAPHS

PHASE I ESA ADDENDUM
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PLATE
2

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Interior living space.

Northern garage space.

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PHOTOGRAPHS

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PLATE
3

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